

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

**SPECIAL MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Monday
May 14, 2018
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER Chair

ROLL CALL Elizabeth Yang, Gay Q. Yuen, and Ivan Lam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None.

[2.] CONSENT CALENDAR –

[3.] PUBLIC HEARING -

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1123 RIDGESIDE DRIVE – (DRB-18-01)

The applicant, Jenny Xu, on behalf of the property owner, Ching Lee, is requesting design review approval for a new 327 square foot first floor addition, 1,684 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1123 Longhill Drive in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-01) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW WALL SIGN – 202 NORTH GARFIELD AVENUE – (DRB-18-03)

The applicant, Christina Yu of New Sign Solution, is requesting design review approval for a new wall sign at 202 North Garfield Avenue in the C-B, P-D (Central Business, Planned Development) Zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-03) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 3-UNIT RESIDENTIAL DEVELOPMENT – 217 NORTH NICHOLSON AVENUE – (DRB-18-07)

The applicant, Angus Lin, is requesting design review board approval for the construction of a 3-unit residential development at 217 North Nicholson Avenue in the R-3 (High-Density Residential) Zone.

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required,

all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-07) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS

[4.] OLD BUSINESS


[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on June 5, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: May 14, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1123 Ridgeside Drive (DRB-18-01)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-01) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Jenny Xu of Dependable Design Inc, on behalf of the property owner, Ching Lee, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1123 Ridgeside Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the west side of Ridgeside Drive. The lot is 10,455 square feet in size, and is currently developed with a 1,500 square foot single-story single-family residential dwelling with an attached 2-car turn-in garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single and two-story dwellings with attached 2-car garages, and a mixture of hip and gable roof designs built in the early 1960's.

Project Description

The applicant is proposing a new 327 square foot first floor addition, 1,684 square foot second floor addition, and exterior remodel of the existing dwelling. The total living area will be 3,046 square feet. Based on the lot area of 10,455 square feet, the maximum living area that can be built is 3,500 square feet. The proposed square footage will be 454 square feet less than the maximum square footage allowed. The building height of the dwelling will be 23 feet 6 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required side setbacks of 5 feet for the first floor, 10 feet for the second floor, and 25 feet from the front and rear property lines.

The existing and renovated first floor area will include a living room, dining area, kitchen, laundry room, office, bathroom, a family room with access to a covered patio, a carport, and a new front porch. The second floor addition includes 4 bedrooms, 4 bathrooms, a foyer, and a balcony. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1960 and has a mid-century architectural style with a gable roof and a combination of stucco, and wood siding materials. The proposed architectural style is a combination of contemporary and mid-century architecture. The new addition and existing exterior walls will have beige stucco with a smooth finish (Behr Premium, Indian Cloth, MS-16). The decorative stone veneer (Coronado, Old World Ledge, Monarch) will be incorporated into the posts of the front covered porch and rear covered patio of the single-family dwelling. The windows will be dual-pane single hung with white vinyl trim (Jeld Wen, Sliding Window, White). The front entry door (Escon Doors, Forged Iron Door, S818SHXX/61) will have vertical glass inserts and a decorative design consisting of wrought iron. A condition been added that the railing for the second floor rear balcony must be painted to match the exterior color of the home.

The new roof will have a gable roof design that is consistent with the gable roof design of the existing dwelling. The roof will have dark brown colored concrete roof tiles (Eagle Roofing, Standard Select, Malibu Tile, 2581 Arcadia Canyon Brown). The eaves and fascia boards will be painted brown (Behr, Olympic Bronze, PPU4-17). The rain gutters and downspouts (ABC Supply Co. Inc., Royal Brown) will consist of aluminum and be painted brown.

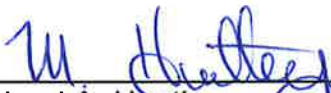
Landscaping

As part of the new construction of the single-family residential dwelling, the property will include existing and new landscaping. The existing landscaping consists of a mixture of trees, shrubs, and groundcovers. The existing trees include Rowan/Mountain ash, Cedar tree, Evergreen, and a Brazilian pepper tree. The existing shrubs and groundcover include Wintergreen Boxwood, Grenillea Bonfire, and Coral Honeysuckle. The proposed landscaping consists of new sod in the front yard. Staff believes that the proposed contemporary mid-century architectural style with the landscaped areas is in keeping with the residential character of the area. Although no new irrigation system is proposed at this time staff has conditioned the project to have the applicant/property owner provide a water efficient irrigation system within the landscaped areas to minimize water run-off.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of mid-century architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped January 8, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 2,011 square foot addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-18-01), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of plan check submittal, an irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

12. At the time of plan check submittal, the Elevation plans must show that the railing for the second floor rear balcony will be painted to match the exterior color of the home.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: May 14, 2018

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: New wall sign – 202 North Garfield Avenue (DRB-18-03)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-03) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

EXECUTIVE SUMMARY:

The applicant, Christina Yu of New Sign Solution Inc., is requesting design review approval for a new wall sign at 202 North Garfield Avenue. The subject property is located on the east side of North Garfield Avenue, at the T-intersection of North Garfield Avenue and Avondale Avenue. The property is zoned C-B, P-D (Central Business, Planned Development) and is designated MU-I (Mixed-Use-I) in the General Plan.

Site Analysis

The subject property is a one-story commercial building, consisting of the two-tenant spaces, and its related parking area to the rear of the lot. The subject commercial building is occupied by a parcel/postal service business and pharmacy (Tammy's Pharmacy).

The surrounding properties to the north, south, east and west consist of single and multi-story commercial buildings. The design and character of the surrounding wall signs consist of individual internally illuminated channel letters that have a combination

of both the modern English letter alphabet and Chinese characters contained within one or two rows of text.

Project Description

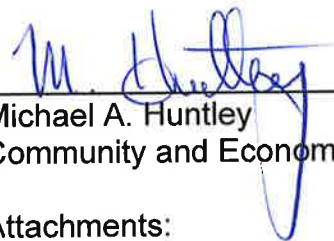
The new wall sign for the pharmacy will be installed on the side (south) facing elevation of the building. The new wall sign will be individual illuminated channel letters. The wall sign will consist of one row of Chinese characters and two rows of text with modern English letters "TAMMY'S PHARMACY". The wall sign will be comprised of a 1/8 inch white plexiglass face with red vinyl. The wall sign will have 3/4 inch black trim caps with 5-inch deep black aluminum returns.

The Chinese characters will be 18 inches high and the two rows of modern English letters will be 18 inches high overall. The total sign width will be 11 feet and total sign area will be 16 square feet. The business has a building elevation length of 55 feet, which allows for a maximum sign area of 27.5 square feet. The channel letters will be installed on a 4-inch deep raceway that will be 20 inches high and 11 feet wide. The sign will be installed at a maximum height of 13 feet 6 inches. The sign placement will be on the most western portion of the south building wall to allow for clear visibility of the sign from the public right-of-way.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the building design and signs from the surrounding commercial uses, with the recommended conditions.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Sign & Site Plans
- Attachment 3: Existing Site Photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped January 29, 2018 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval is for a new illuminated channel letter wall sign (case no. DRB-18-02), and is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
11. All Landscaped areas must be installed and properly maintained at all times.
12. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-paired at any sign of chipping or fading.
13. The sign must be centered vertically and horizontally along the building wall to which it is attached.

ATTACHMENT 2

Sign and Site Plans

ATTACHMENT 3

Existing Site Photographs



Design Review Board Staff Report

DATE: May 14, 2018

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: New construction less than 10,000 square feet – 3-unit residential development – 217 North Nicholson Avenue (DRB-18-07)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-07) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that the project consists of the subdivision of air-rights to establish and maintain a 3-unit residential development. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan Land Use Element. The parcel was not involved in a division of a larger parcel within the previous 2 years.

EXECUTIVE SUMMARY:

The applicant, Angus Lin, is requesting design review approval for the construction of a 3-unit residential development at 217 North Nicholson Avenue. The property is located on the west side of North Nicholson Avenue between East Emerson Avenue and East Garvey Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

On March 13, 2018, the Planning Commission adopted Resolution No. 04-18 approving Tentative Map No. 82024 (TM-18-02) to subdivide air-rights for a 3-unit residential condominium development.

Site Analysis

The properties located to the north, south, east and west are R-3 zoned lots with multiple-family residential developed properties. North Nicholson Avenue is completely developed with multi-unit residential developments constructed from the 1990s to the 2000s. The subject property is the only remaining lot currently developed with three older detached residential dwelling units constructed during the 1940s.

Project Description

The subject property has a frontage of 50 feet and a depth of 273 feet, with a total lot area of 13,666 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 4 units can be built on the lot, and 3 units are proposed. The property will remain as one lot.

The Units 1 and 2 will have 3 bedrooms and Unit 3 will have 4 bedrooms. The 3 units will range in size from 1,667 square feet and 1,937 square feet. The proposed buildings on the site will meet the required front and rear setback of 25 feet, a 15-foot street side setback for the first floor, 25-foot street side setback for the second floor, a 5-foot interior side setback for the first floor, and a 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height of 25 feet 6 inches. A clearance of at least 12 feet will be provided between the buildings.

Pursuant to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with 3 or fewer bedrooms require 2 enclosed garage spaces, plus 1 guest parking per 2 dwelling units, and four or more bedrooms require 2 enclosed garage spaces, plus 1 guest parking per dwelling unit. Overall, 6 enclosed garage spaces and 2 guest parking spaces are required and will be provided. According to the site plan, each unit will be provided with a two-car garage. The driveway has a width of 18 feet, and each parking space has a back-up space of 25 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 19 feet.

Per the MPMC, the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 1,250 square feet of common open space throughout the property, and each unit will be provided with private open spaces with ranging from 256 square feet to 290 square feet. The common open space area will be regulated by Conditions, Covenants, and Restrictions (CC&Rs) and maintained by a Homeowner's Association.

Architecture

The proposed architectural style is contemporary with traditional elements such as the gable roof style, roofing material and use of Hardie panels and sidings. The architectural style of the surrounding residential neighborhood is a variety of styles, but the majority of the dwelling units are some variation of contemporary with similar exterior finishes and roof style and materials which are consistent with the proposed project.

The first and second floors of the dwellings will consist of a combination of sand finish stucco walls and horizontal and vertical Hardie plank siding. The stucco walls will be an off-white color (La Habra Stucco, Color: Egg Shell 73). Vertical board and batten siding (James Hardie, Color: Autumn Tan) will be used as an accent on the wall projections on the second floor. Horizontal siding (James Hardie, Color: Heathered Moss) will also be used as an accent on other portions of the dwelling. The window and door trims will be an espresso color. The dwelling units will have a gable roof with asphalt shingles (Landmark Solaris Line, Color: Aged Cedar). The wood fascia boards, rain gutters, and downspouts will be painted dark brown (Dunn-Edwards: DEC756: Weathered Brown). The applicant is proposing to use dual pane, sliding, vinyl frame windows in a dark brown color (Milgard: Fiber-glass Window and Doors: Espresso). The decorative main entry doors will be comprised of a solid core wood material with a mahogany dark stain finish ('ETO', Leptos – Single Vertical Lite Door with Laminated Glass). The garage doors will be sectional metal doors in a brown color ('Clopay,' Canyon Ridge Collection, Metal Inlay Design, Insulated Steel Clad, Color: Medium Finish).

Above the second floor balcony sliding glass door will be a canopy with metal top and sides, and stucco underside. The metal portions will be painted dark brown to match the gutters and downspouts (Dunn-Edwards: DEC756: Weathered Brown). The stucco portions will be off-white (La Habra Stucco, Color: Egg Shell 73) to match the stucco walls. The balcony wrought iron railing on the second floors will be 3 feet 6 inches high and painted black (Metal Toprail 1-1 ½ inch by 3 ½ inch, metal posts 2 inches by 2 inches, horizontal metal rods). Decorative wall light fixtures will be incorporated into the design on the first and second floors of the dwelling that will have a contemporary design ('Progress Lighting,' P5644-20-30K, LED square cylinder, Color: Antique Bronze finish outdoor lighting) to compliment the architectural design of the dwelling.

As part of the project, the property will include a new colored concrete walkway and driveway with saw-cut and exposed joints in a sand washed finish that leads to the parking areas, front doors of the units, and common open space areas. The applicant is proposing to install new perimeter fencing that consist of a 6 foot high block wall with a stucco finish (La Habra Stucco, Color: Egg Shell 73) behind the 25 foot front setback area and 4 feet high within the front setback area along the rear, north and south side property lines. The private open space areas for the dwelling units will be provided with 5 foot high metal fencing painted a medium tan color (Dunn Edwards' Desert Gray DEC760) to complement all the dark brown accents on the dwellings.

Landscaping

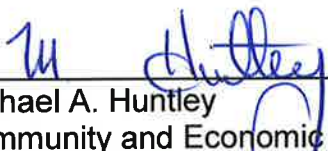
The project will provide sufficient landscaping to comply with the landscaping requirements for a 3-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs and ground covers. The proposed trees include 36-inch box size Fruitless Olive and Australian Willow trees, 24-inch box size Western Redbud and Compact Carolina Laurel trees. The proposed plants and shrubs include 15-gallon size Eve Case Coffeeberry, Wax Leaf Privet, Smooth Agave, and Compact Mexican Bush Sage and 5-gallon size Purple Fountain grass, Red Yucca, Orange Stalked Bulbine, and Kleinia. The proposed ground covers include Saint Augustine grass and Blue Sedge. Other landscaping materials and features set within

the common open space area include sitting areas and barbecue areas. Staff believes that the proposed contemporary architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 3 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary, which fits within the character of the neighborhood and will help improve the quality of the area.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, Floor, Elevation and Landscape plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the design plans date-stamped March 27, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 3 residential condominium dwelling units with their required garage parking (Case No. DRB-18-07), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. The irrigation system must be installed and operating prior to final inspection.
12. The mulch used within the planter areas must be dark brown color to compliment the dwellings.
13. The proposed concrete block walls located along the side (south), and rear (west) property lines must have a white decorative stucco finish and concrete cap that is

color treated (Cement plaster-Sand finish, Dunn Edwards DEW 380 White) to match the dwelling, subject to the review and approval of the Planner.

14. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

ATTACHMENT 2

Site, Floor, Elevation, and Landscape plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs